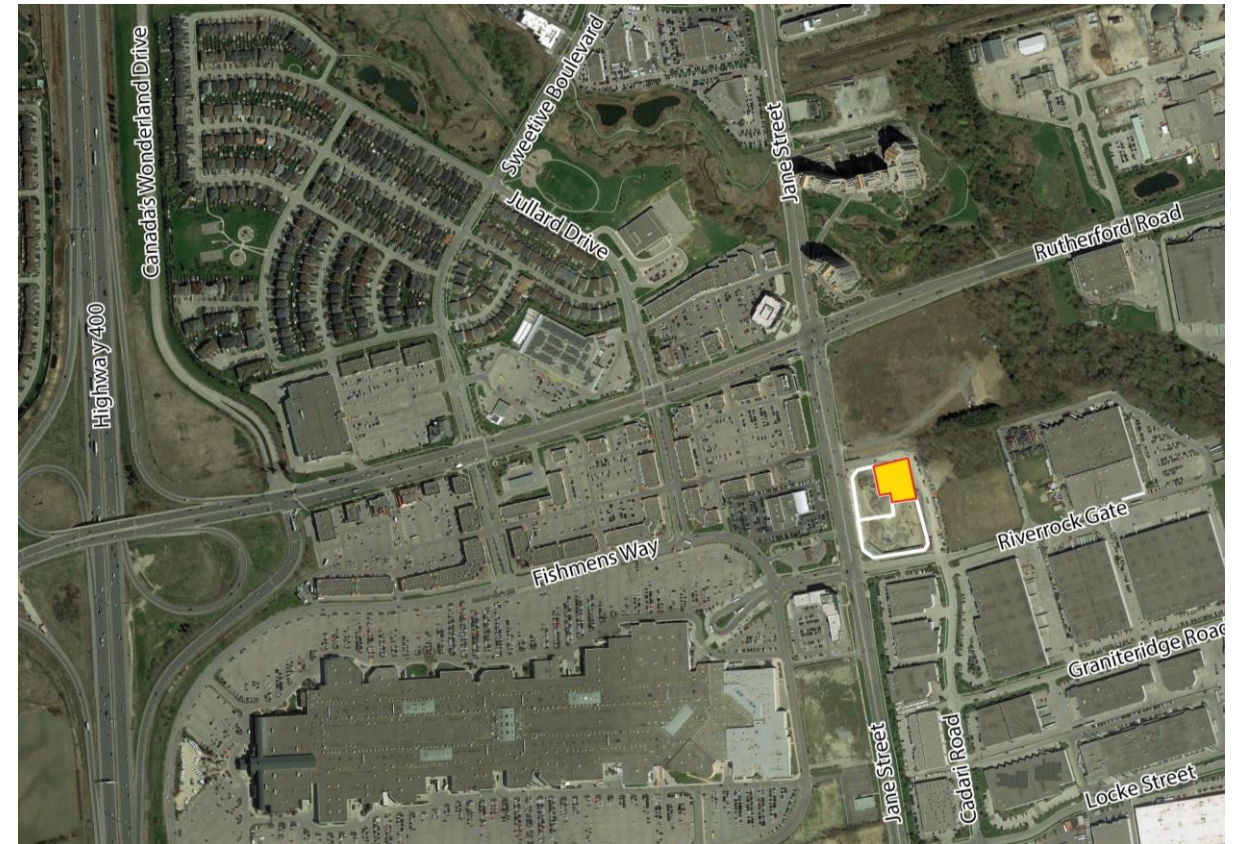


# Tesmar Holdings Inc.

Official Plan Amendment OP.21.020 &  
Zoning By-Law Amendment Z.21.041

# Location

- The lands are legally described as Part of Lot 15, Concession 4 in the City of Vaughan (the “Subject Lands”).
- The Subject Lands are located on the east side of Jane Street, between Abeja Street and Riverrock Gate, south of Rutherford Road.
- The Subject Lands have:
  - A total area of 3,212 square metres (0.32 hectares);
  - +/- 47 metres of frontage along Abeja Street to the north, and;
  - +/- 61 metres of frontage along the proposed Calderi Road extension to the east.



Overall Lands

Subject Lands (Phase 2, Tower 3)



# Overall Lands

- The Subject Lands are part of a larger parcel of land owned by Tesmar: 9075 Jane Street (“Phase 1A”) and 9085 Jane Street (“Phase 1B”), together with the Subject Lands form the “Overall Lands” or “Tesmar Lands”.
- Site Plan Approval (DA.14.037) has been granted for Phase 1A (“Tower A”) and 1B (“Tower B”) to facilitate the construction of 23-storey and 20-storey residential towers with a total of 568 units. The two towers are currently under construction and full occupancy is scheduled for February 2022.
- This proposal represents the final phase of residential development and is the third and final tower on the Tesmar Lands, known as “Phase 2”.

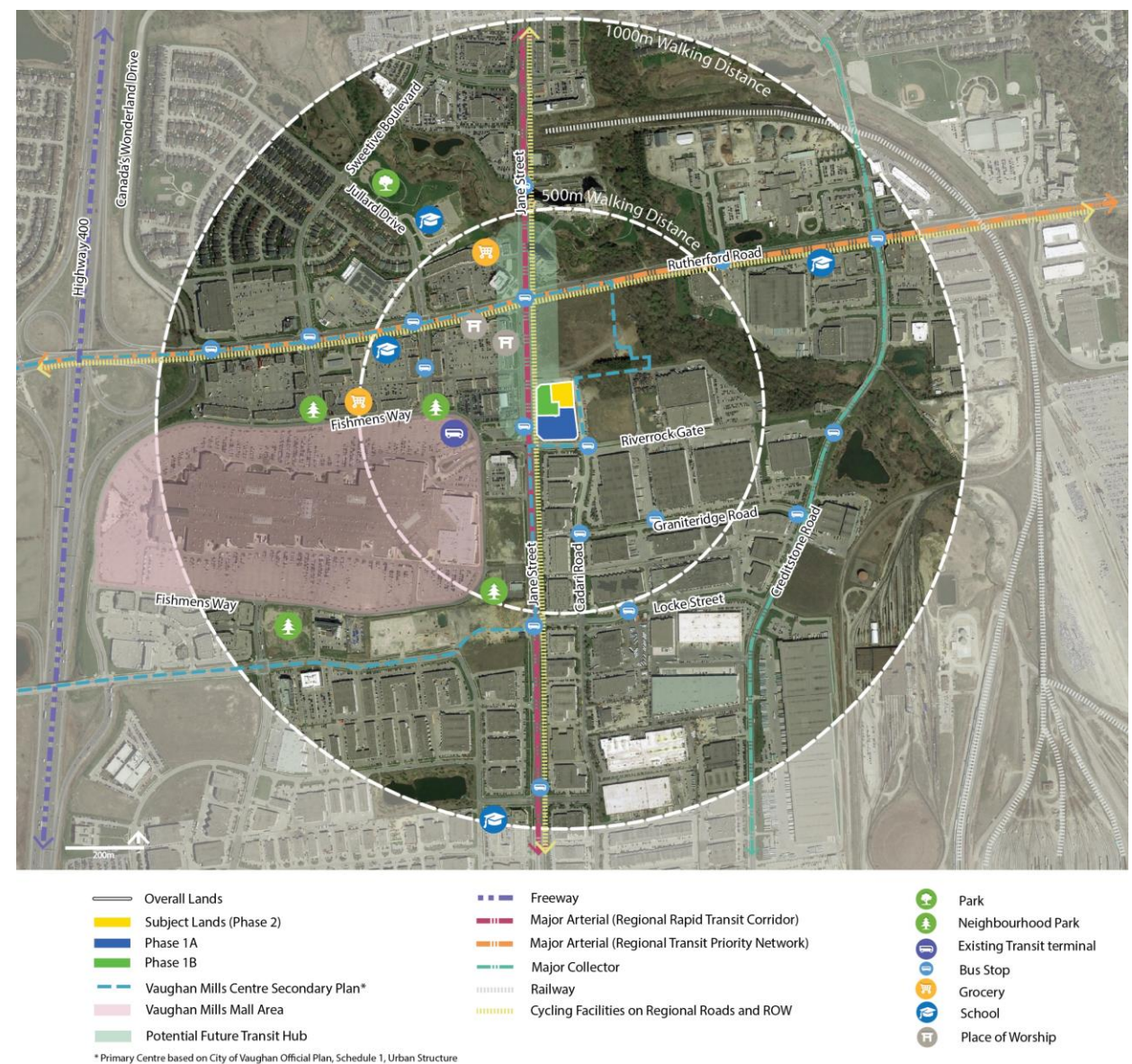


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- KLM**  
PLANNING PARTNERS INC.  
*Planning • Design • Development*



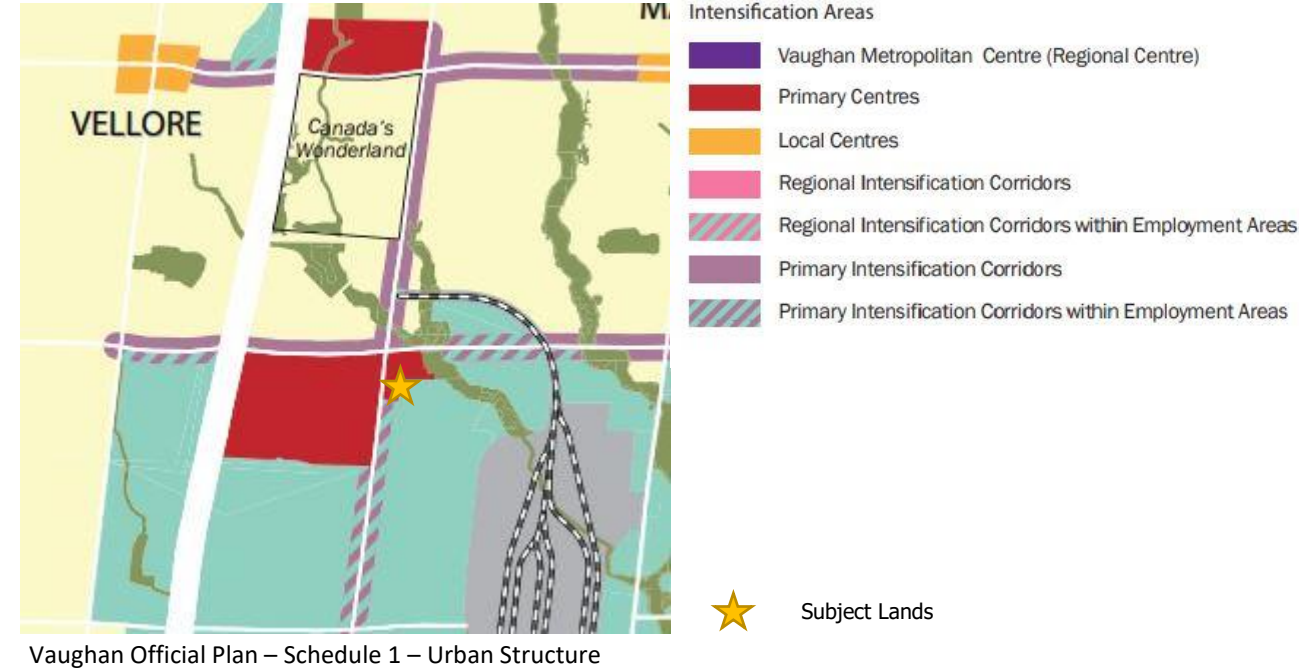
# Transportation Context

- Jane Street and Rutherford Road, are designated as 'Primary Intensification Corridors';
- Jane Street is also designated a 'Major Arterial Road' and a 'Regional Rapid Transit Corridor';
- The site is located +/- 1.1 kilometers east of Highway 400 and +/- 5.8 kilometers north of Highway 407 Express Toll Route;
- The Subject Lands are well serviced by York Region Transit ("YRT") as the Vaughan Mills Transit Terminal is 250 m to the west from the Overall Lands, providing access to ten (10) bus connections that lead in all directions throughout the City;
- The Rutherford GO Station is located +/- 2.5 kilometers east of the Subject Lands and is accessible via YRT routes;
- The Toronto Transit Commission ("TTC") VMC Subway Station is also accessible via YRT;
- The Subject Lands are in proximity to a variety of amenities including parks, schools, places of worship and commercial plazas.



# City of Vaughan Official Plan

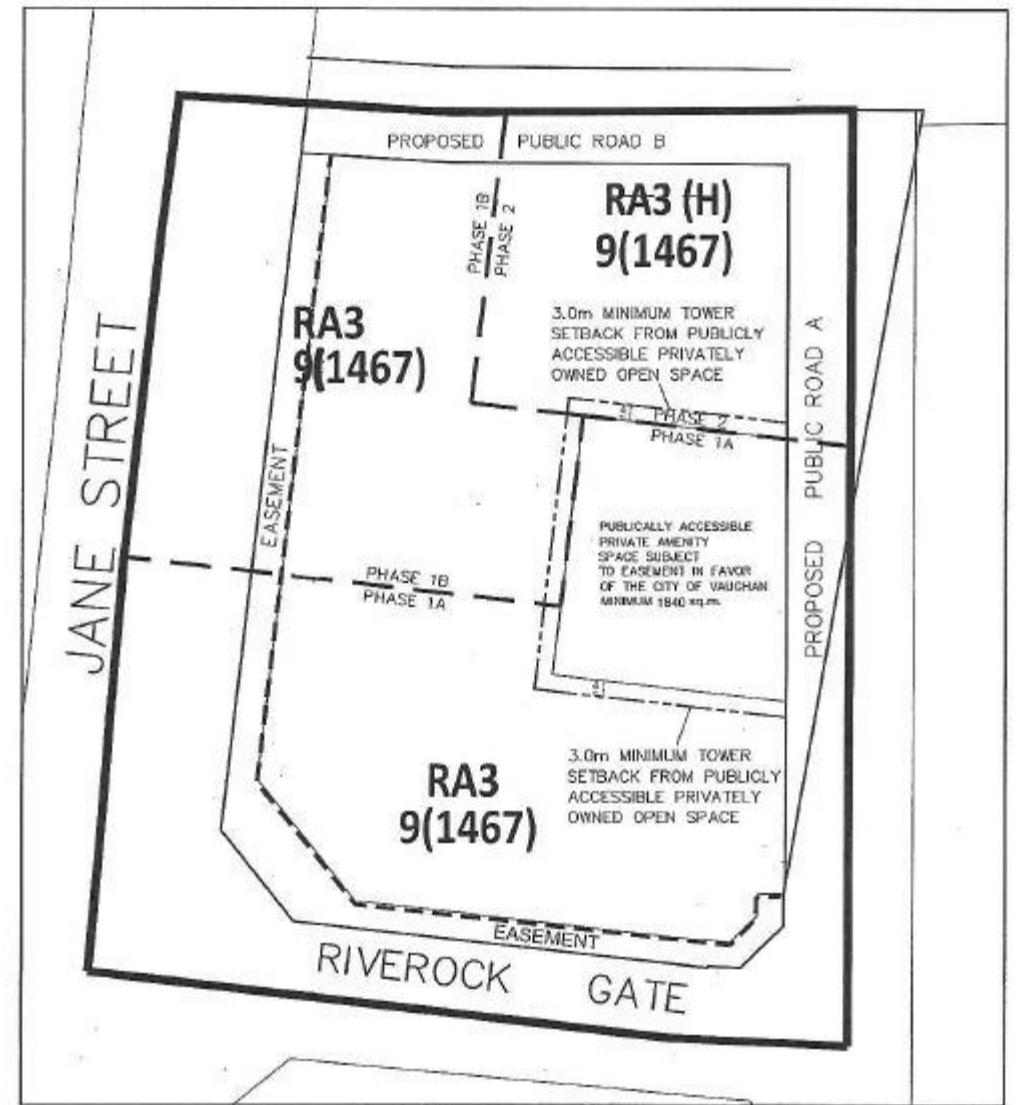
- The lands are considered to be within an intensification area as they fall within the 'Primary Centre' designation as per "Schedule 1 – Urban Structure";
- The Subject Lands are within the Vaughan Mills Centre Secondary Plan ("VMCSP") as per "Schedule 13 – Land Use" and "Schedule 14-A – Area Subject to Secondary Plans".
- The Subject Lands are designated 'High-Rise Mixed-Use' on "Schedule C – Land Use Designation of the Secondary Plan" with a prescribed height maximum of 23 storeys and density of 3.7 FSI on "Schedule B – Height and Density" in the VMCSP.
- Land uses permitted within the 'High-Rise Mixed-Use' designation includes, residential units, public parking, home occupations amongst other uses.





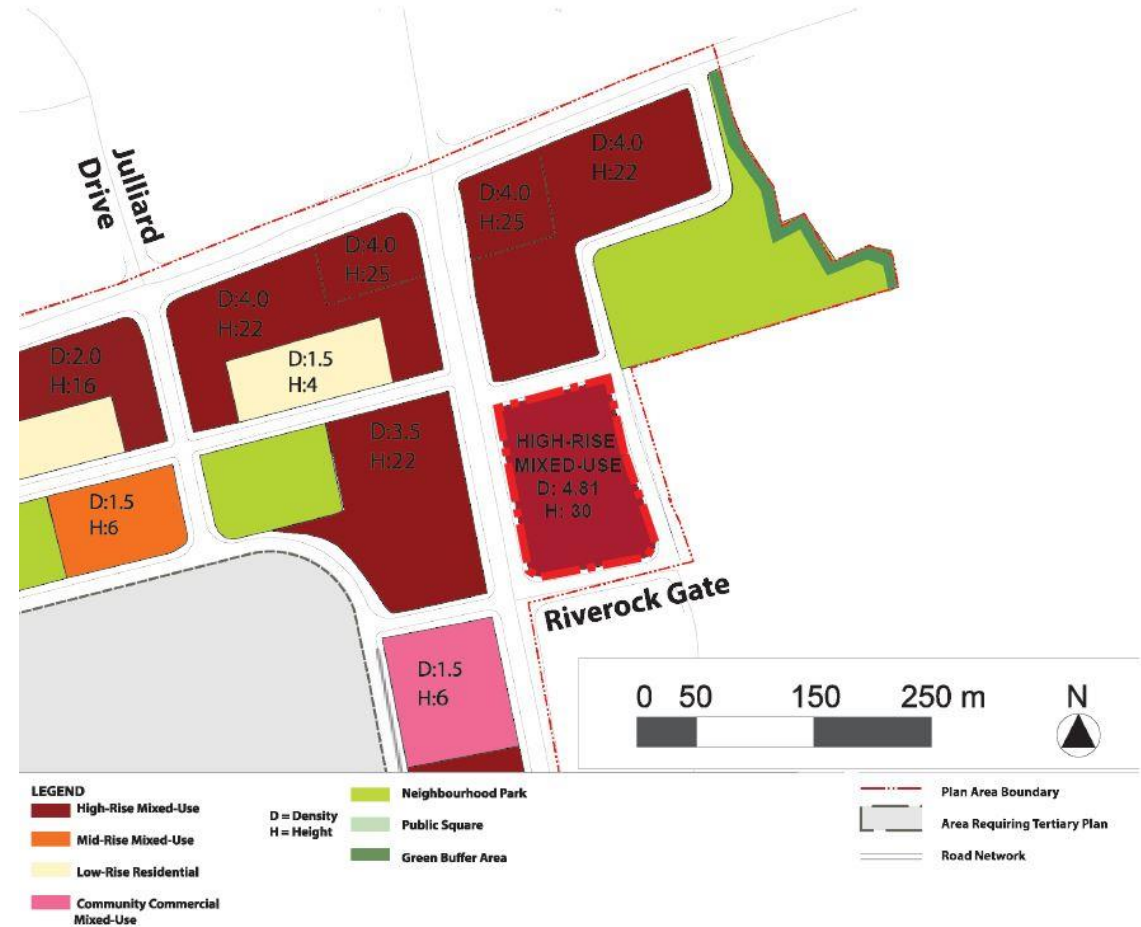
# Vaughan Zoning By-law 1-88 & Vaughan Zoning By-law 1-21

- The Subject Lands are currently zoned RA3(H) - Residential Apartment Zone subject to Exception 9(1467) under By-law 1-88.
- The current zoning for the Subject Lands was established through site-specific Zoning By-law 157-2018 (the “ZBA”). The ZBA was approved by Order of the former Local Planning Appeal Tribunal dated August 27, 2018. The ZBA amended City Zoning By-law 1-88 to rezone the lands from “C7 Service Commercial Zone” subject to Exception 9(1032) to “RA3 Residential Apartment Zone” subject to a Holding provision and Exception 9(1467).
- Under By-law 001-2021, the Subject Lands are zoned proposes to zone the Subject Lands “Service Commercial Zone SC-701”. This appears to reflect the lands former zoning prior to By-law 157-2018 and is inconsistent with the zoning which was previously approved.



# Official Plan Amendment

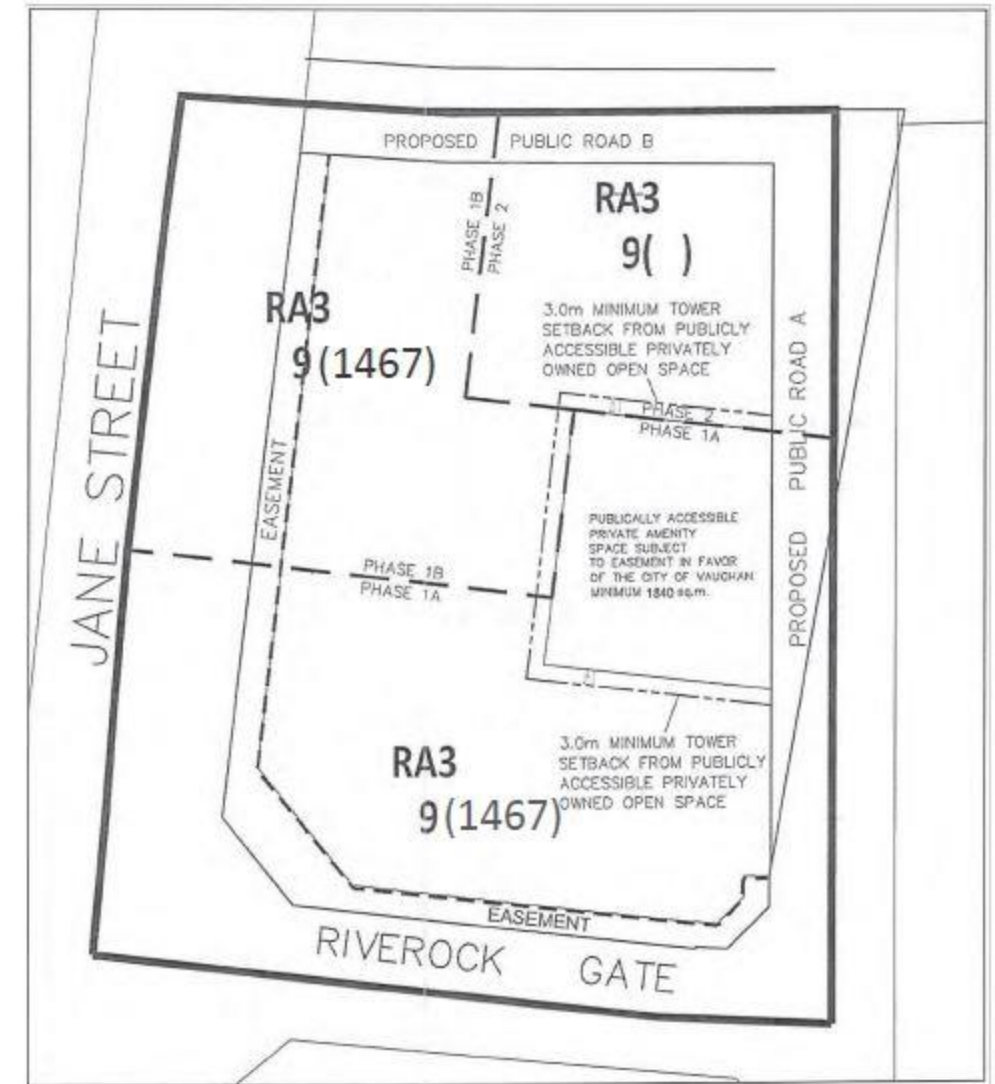
- An Official Plan Amendment (“OPA”) is required to facilitate the proposed development as the maximum building height and combined GFA on the balance of the Tesmar Lands exceeds the maximum height (i.e., 23 storeys) and GFA (i.e., 45,000 m<sup>2</sup>) permitted on the overall lands.
- An OPA is required to amend the requirement for a non-residential use on site, and to increase the permitted amount of residential units (i.e., from 600 to 869 units) on the lands.





# Zoning By-law Amendment

- An application for a Zoning By-law Amendment is required to amend the existing site-specific provisions of 9(1467) and to create site specific exceptions to facilitate the development (e.g., height, setbacks etc.).
- Through this Zoning By-law Amendment application, we are also requesting on behalf of Tesmar to remove the Holding Symbol on the Subject Lands.



# Materials Submitted in Support of Application

- Planning Justification Report, prepared by KLM Planning Partners Inc.
- Public Consultation Strategy, prepared by KLM Planning Partners Inc.
- Draft Official Plan Amendment, prepared by KLM Planning Partners Inc.;
- Draft Zoning By-law Amendment, prepared by KLM Planning Partners Inc.;
- Legal Survey, prepared by Rady-Pentek & Edward Surveying Ltd.;
- Architectural Materials including Site Plan, Parking Level Plans, Floor Plans, Elevations, Sections and Coloured Perspectives, prepared by Graziani + Corazza Architects Inc.;
- Community Services and Facilities Impact Study, prepared by KLM Planning Partners Inc.;
- Sustainability Metrics + Summary Letter, prepared by KLM Planning Partners Inc.;
- Landscape Drawing Set (Context Plan/Landscape Concept Plan/Amenity Space), prepared by Strybos Barron King;
- Pedestrian Level Wind Study, prepared by Gradient Wind Engineers & Scientists;
- Sun/Shadow Study, prepared by Graziani + Corazza Architects Inc.;
- Arborist Letter, prepared by Strybos Barron King;
- Urban Design and Sustainability Brief, prepared by KLM Planning Partners Inc.;
- Parkland Dedication Summary Chart, prepared by KLM Planning Partners Inc.;
- Civil Plans Set (General Notes/Site Servicing Plan/Site Grading Plan/Project Detail Drawings), prepared by Schaeffers Consulting Engineers;
- Civil Engineering Design Letter, prepared by Schaeffers Consulting Engineers;
- Transportation Mobility Assessment, prepared by Poulos & Chung Limited;
- Noise and Vibration Feasibility Study, prepared by HGC Engineering Ltd.;
- Geotechnical Report, prepared by McClymont & Rak Engineers Inc.;
- Geohydrology Assessment, prepared by McClymont & Rak Engineers Inc.

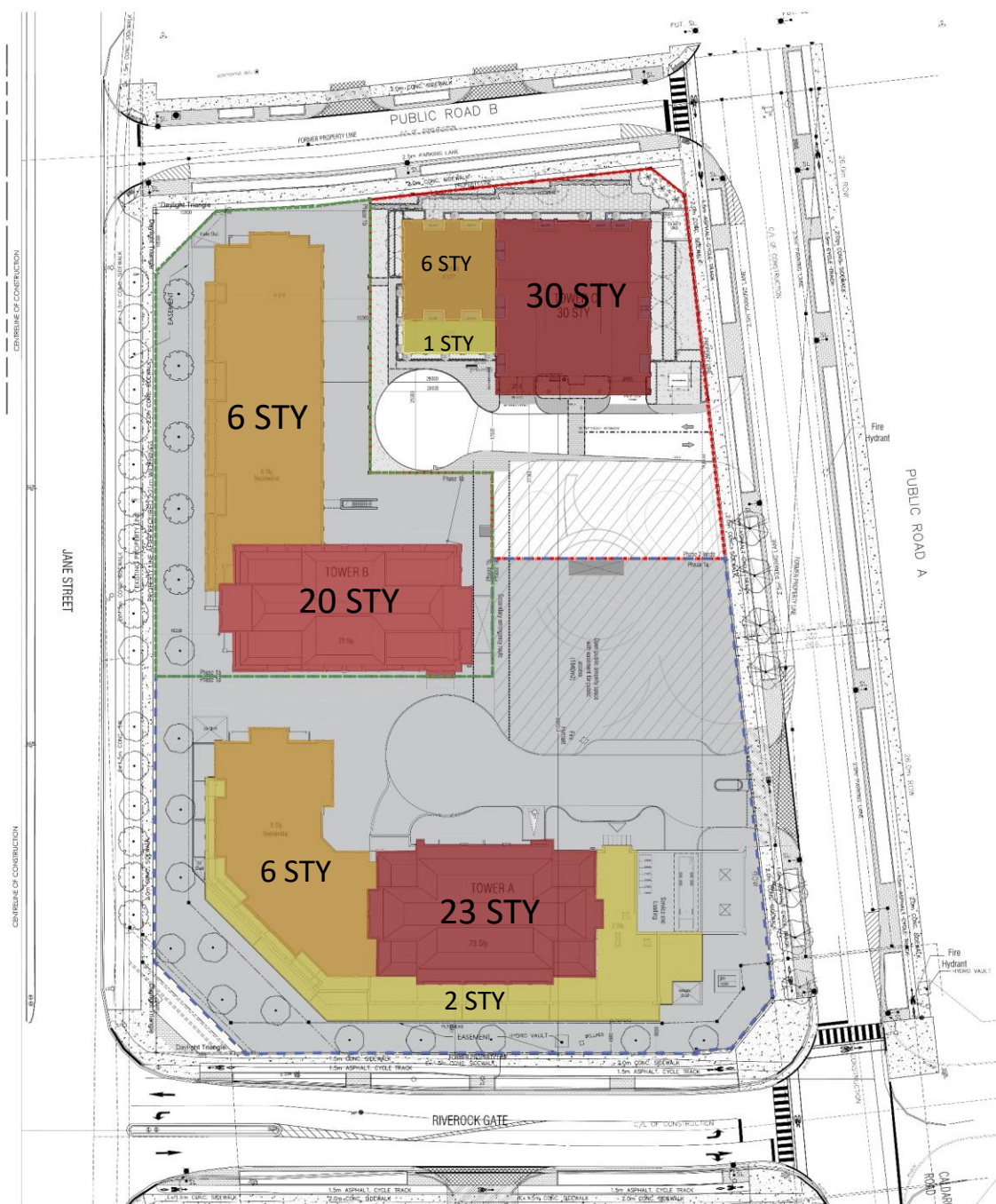


**View Looking South**



**View Looking North**





## Height Map



Phase 1a (Tower A)

Phase 1b (Tower B)

Phase 2 (Tower C)



30 Storey



23 Storey



20 Storey



6 Storey



2 Storey



1 Storey

# Questions?

- Presentation by: Aidan Pereira with KLM Planning Partners Inc.